2000

Status of Suburban Residential Land in Edmonton

The City of Edmonton PLANNING AND DEVELOPMENT

2000 STATUS OF SUBURBAN RESIDENTIAL LAND IN EDMONTON

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2000 STATUS OF SUBURBAN RESIDENTIAL LAND IN EDMONTON

INTRODUCTION

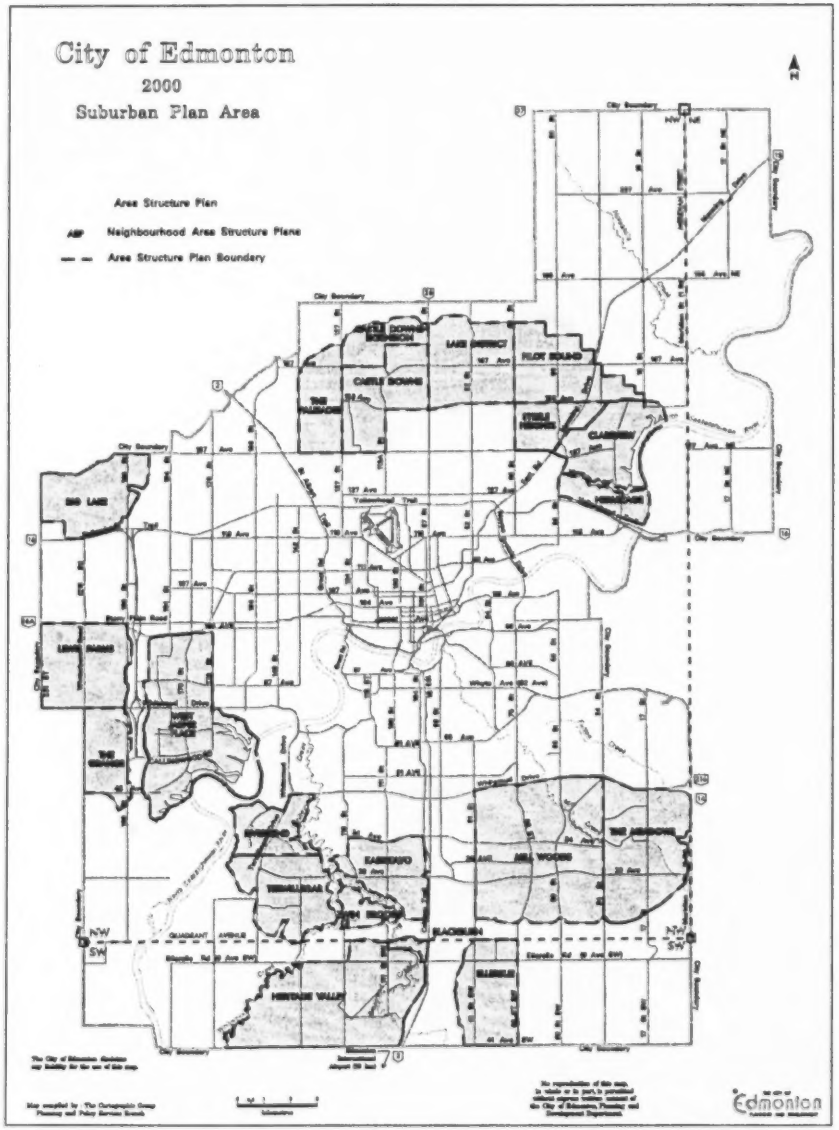
The 2000 Status of Suburban Residential Land in Edmonton Report provides summary information of residential land development activity in Edmonton suburban areas in 2000. The information includes subdivision plan registration activity, land servicing activity, approved building permits, and total amount of vacant serviced residential land. The first table provides summary information by Area Structure Plan. Registrations and servicing activity are for single-family lots. Building permit and vacant lot supply are both broken down into single-family, row, and apartment units. Each Area Structure Plan has a subsequent table that breaks the data down to the neighbourhood level. This report is prepared annually by the Planning and Development Department. The Area Structure Plan map can be found on the next page.

HIGHLIGHTS

- The number of single-family lots registered in 2000 was up 14% from 1999 and is slightly higher than the average over the last 5 years.
- The number of single-family lots serviced and single-family building permits issued were both up slightly in 2000. Building permits for multi-family dwellings increased by 72% over 1999 and showed the highest value since 1993.
- The 2000 year end total single-family lot supply increased by 9% over 1999.
- The two highest increases in registered single-family lots were in The Palisades ASP (increased by 126 registered single-family lots over 1999) and The Lake District ASP (increased by 116 registered single-family lots). Ellerslie ASP was a new developing area in 2000, with 85 single-family lots registered in the year.
- The Lake District ASP showed an increase of 284 single-family serviced lots in 2000 compared to 1999 while Terwillegar Heights ASP decreased by 161 single-family serviced lots over the same time period.
- The Lake District ASP and Terwillegar Heights ASP had the highest number of single-family building permits issued at 360 and 315 respectively.
- The largest number of single-family vacant parcels are found in Terwillegar Heights ASP (600), Meadows ASP (545) and Lake District ASP (513).

DEFINITIONS

- Registrations are defined as parcels legally established within a plan of subdivision as recorded with Alberta Land Titles Office.
- Servicing refers to lots that have complete underground servicing and, at a minimum, gravelled access roads.
- Building permits are defined as approvals for dwelling units by the Planning and Development Department.
- Lot supply refers to vacant parcels that are available for new buildings; the majority of these parcels are fully serviced.


City of Edmonton
2000
Suburban Plan Area
Area Structure Plan
ASP Neighbourhood Area Structure Plans
Area Structure Plan Boundary
Edmonton

2000 Residential Land Development by Area Structure Plan

AREA STRUCTURE PLAN	REGISTRATIONS	SERVICING	BUILDING PERMITS ISSUED				LOT SUPPLY (VACANT PARCELS)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcel)	Apartment (ha)
Blackburne	0	0	12	6	0	18	4				
Castle Downs	0	0	12	0	0	12	25				
Castle Downs Extension	52	60	57	0	0	57	106	8	0.3	1	0.3
Clareview, Hermitage, Steele Heights	0	24	57	146	0	203	140	1	0.2	4	6.2
Ellerslie	85	86	1	0	0	1	85				
The Grange	195	184	18	8	0	26	461	1	0.8		
Heritage Valley	168	221	93	16	0	109	214	8	0.3		
Kaskitayo	0	0	0	0	0	0	5			2	2.0
Lake District	341	493	360	67	0	427	513	36	2.0	1	1.5
Lewis Farms	86	0	76	9	0	85	143				
Meadows	365	309	274	4	0	278	545	34	1.1		
Mill Woods	0	0	51	97	0	148	28	7	0.3	5	1.2
Miller	104	104	82	16	0	98	193				
Palisades	220	162	196	0	0	196	325	1	0.1		
Pilot Sound	0	0	3	0	0	3	5				
Riverbend	48	45	75	11	0	86	135				
Terwillegar Heights	297	362	315	46	164	525	600	44	2.0		
Twin Brooks	0	0	73	7	0	80	86			6	0.4
West Jasper Place	54	111	125	0	121	246	203			1	1.3
ASP AREAS TOTAL	**2015**	**2161**	**1880**	**433**	**285**	**2598**	**3816**	**140**	**7.1**	**20**	**13.0**

Source: City of Edmonton, Planning and Development Department. November 2001

Definitions:

Registrations are defined as parcels legally established within a plan of subdivision as recorded with Alberta Land Titles Office.

Servicing refers to lots that have complete underground servicing and, at a minimum, gravelled access roads.

Building permits are defined as approvals for dwelling units by the Planning and Development Department.

Lot supply refers to vacant parcels that are available for new buildings; the majority of these parcels are fully serviced.

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City of Edmonton Suburban Residential Land Development

Historical Data

Single Family Activity	2000	1999	%Change 99-00	1998	1997	1996	1995	1994	1993	1992	1991
Lots Registered	2015	1761	14	2985	1857	1109	413	1515	2136	2562	1693
Lots Serviced	2161	2096	3	2878	2163	1180	529	1236	2303	1979	1306
Permits Issued	1880	1865	1	1856	1770	1383	1217	1529	1951	2482	1349
Lot Supply (year end) *	3816	3497	9	3702	3405	2617	2960	2514	4096	3592	3371
Multi Family Activity											
Permits Issued (units)	718	418	72	641	511	398	333	664	1486	758	422

Source: City of Edmonton, Planning and Development Department

* Note: The lot supply figures are based on tax records that show the lot is vacant. Due to record keeping, lot supply differs from expected lot supply if calculated adding lot se[illegible] to the previous year's supply and subtracting permits issued.

2000 Residential Activity in Blackburne

Blackburne Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Blackburne			12	6			4				
Blackburne Total	0	0	12	6	0	0	4	0	0	0	0

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Castle Downs

Castle Downs Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Baranow						0					
Baturyn						0					
Beaumaris			12			12	25				
Caernarvon						0					
Carlisle						0					
Dunluce						0					
Lorelei						0					
Castle Downs Total	0	0	12	0	0	12	25	0	0.0	0	0

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Castle Downs Extension

Castle Downs Extension Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Elsinore			19			19	41	8	0.3	1	0.3
Canossa	52	40	37			37	65				
Chambery		20	1			1					
Rapperswill						0					
Castle Downs Ext.Total	**52**	**60**	**57**	**0**	**0**	**57**	**106**	**8**	**0.3**	**1**	**0.3**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Clareview, Hermitage and Steele Heights

Clareview, Hermitage and Steele Heights Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Clareview						0					
Bannerman						0					
Belmont		24	23			23	24				
Fraser			8			8	41				
Hairsine						0					
Kernohan						0	5				
Kirkness			15	2		17	59			1	1.6
Sifton Park						0					
Clareview Campus				144		144					
Hermitage						0					
Canon Ridge						0		1	2.3	2	4.0
Homesteader						0	1				
Overlanders			8			8	8				
Steele Heights						0					
McLeod						0					
York						0					
Casselman			3			3	2			1	0.6
Clareview, Hermitage, Steele Heights Total	**0**	**24**	**57**	**146**	**0**	**203**	**140**	**1**	**2.3**	**4**	**6.2**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Ellerslie

Ellerslie Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Summerside	85	86	1			1 0	85				
Ellerslie	**85**	**86**	**1**	**0**	**0**	**1**	**85**	**0**	**0.0**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in The Grange

The Grange Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Glastonbury	195	184	118	18		136	461	1	0.8		
The Hamptons						0					
The Grange	**195**	**184**	**118**	**18**	**0**	**136**	**461**	**1**	**0.8**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Heritage Valley

Heritage Valley Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Blackmud Creek	111	112	90			90	161				
Richford	57	109	3	16		0	53	8	0.3		
Heritage Valley Total	**168**	**221**	**93**	**16**	**0**	**90**	**214**	**8**	**0.3**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Kaskitayo

Kaskitayo Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Bearspaw						0					
Blue Quill						0	4				
Ermineskin						0				2	2.0
Keheewin						0					
Skyrattler						0					
Steinhauer						0	1				
Sweet Grass						0					
Kaskitayo Total	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0.0**	**2**	**2.0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Lake District

Lake District Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Belle Rive	67	64	98	18		116	167	2	0.1		
Crystallina Nera						0					
Eaux Claires	75	180	66	32		98	115	7	0.3	1	1.5
Joviz						0					
Lago Lindo						0					
Mayliewan	55	128	90			90	96	1	0.2		
Ozerna	80	57	41	17		58	49	25	1.0		
Schonsee						0					
Town Centre						0					
Klarvatten	64	64	65			65	86	1	0.4		
Lake District Total	**341**	**493**	**360**	**67**	**0**	**427**	**513**	**36**	**2.0**	**1**	**1.5**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Lewis Farms

Lewis Farms Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Breckenridge			55			55	63				
Potter Greens	86		21	9		30	80				
Lewis Farms Total	**86**	**0**	**76**	**9**	**0**	**85**	**143**	**0**	**0**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in The Meadows

The Meadows Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Larkspur			64			64	55				
Wild Rose	188	173	190	4		194	326	34	1.1		
Silver Berry	177	136	20			20	164				
The Meadows Total	**365**	**309**	**274**	**4**	**0**	**278**	**545**	**34**	**1.1**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Mill Woods

Mill Woods Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Bisset			3	84		87	11			1	0.1
Crawford Plains						0					
Daly Grove						0	1				
Ekota						0					
Flynn Dell						0					
Greenview						0	2				
Hillview						0					
Jackson Heights						0					
Kameyosek						0					
Kiniski Gardens			47			47	9				
Lee Ridge						0					
Menisa						0					
Meyokumin			1			1	2				
Meyonohk						0	1			1	0.1
Michaels Park						0					
Minchau						0					
Pollard Meadows				6		6	1			2	0.3
Richfield				5		5					
Sakaw						0	1				
Satoo						0					
Tawa				2		2					
Tipaskan						0					
Town Centre						0				1	0.7
Tweddle Place						0					
Weinlos						0		7	0.3		
Mill Woods Total	**0**	**0**	**51**	**97**	**0**	**148**	**28**	**7**	**0.3**	**5**	**1.2**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Miller

Miller Neighbourhood	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Miller	104	104	82	16		98	193				
Miller Total	**104**	**104**	**82**	**16**	**0**	**98**	**193**	**0**	**0.0**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in The Palisades

Palisades Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Carlton		40	21			21	17				
Cumberland	107	69	118			118	188				
Hudson (Pembina)	52	22	22			22	49				
Oxford	61	31	35			35	71	1	0.1		
Palisades Total	**220**	**162**	**196**	**0**	**0**	**196**	**325**	**0**	**0**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Pilot Sound

Pilot Sound Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Matt Berry			1			1	5				
Hollick Kenyon			2			2					
Pilot Sound Total	**0**	**0**	**3**	**0**	**0**	**3**	**5**	**0**	**0.0**	**0**	**0**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Riverbend

Riverbend Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Brander Gardens						0	1				
Brookside						0	7				
Bulyea Heights			6	4		10	8				
Carter Crest			1			1					
Falconer Heights	48	45	49	7		56	80				
Henderson Estate			19			19	28				
Leger						0					
Ogilvie Ridge						0	1				
Ramsay Heights						0	7				
Rhatigan Ridge						0	3				
Riverbend Total	48	45	75	11	0	86	135	0	0.0	0	0

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Terwillegar Heights

Terwillegar Heights Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Haddow	163	167	111	21	26	158	230				
Hodgson					138	138					
Leger	51	51	75	11		86	102	4	0.3		
Terwillegar Towne	83	144	129	14		143	268	40	1.7		
Total	297	362	315	46	164	525	600	44	2.0	0	0.0

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in Twin Brooks

Twin Brooks Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Twin Brooks			73	7		80	86			6	0.4
Twin Brooks Total	**0**	**0**	**73**	**7**	**0**	**80**	**86**	**0**	**0.0**	**6**	**0.4**

Source: City of Edmonton Planning and Development Department

2000 Residential Activity in West Jasper Place

West Jasper Place Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Aldergrove						0					
Belmead						0					
Callingwood						0				1	1.3
Dechene			13			13	7				
Donsdale	53	51	33			33	90				
Gariepy						0	2				
Jamieson Place		60	58			58	57				
LaPerle						0					
Lymburn						0					
Oleskiw			7			7	9				
Ormsby Place			11			11	31				
Summerlea			1			1	1				
Terra Losa					121	121					
Thorncliff						0	3				
Wedgewood Heights						0	1				
Westridge	1		2			2	2				
West Jasper Place Total	**54**	**111**	**125**	**0**	**121**	**246**	**203**	**0**	**0.0**	**1**	**1.3**

Source: City of Edmonton Planning and Development Department